

Section 5-900

Setbacks From Specific Roads and the W&OD Trail. Certain roads within Loudoun County because of their function, location and capacity require that uses be set back a certain minimum distance from them. All other provisions of this Ordinance notwithstanding, all buildings and parking, except for agricultural structures and structures located within Village Conservation Overlay Districts and the Joint Land Management Area Districts, shall be set back as provided below, or the setback provided in an approved corridor study whichever setback is greater, from the planned rights-of-way, including the fillets or connectors between rights-of-way lines at planned or existing intersections and interchanges. Residences, accessory structures, and accessory uses built before June 16, 1993 are exempt from this provision pursuant to Section 1-403(D). The following roads are subject to this provision:

(A) Building Setbacks From Roads.

(1) Route 7.

- (a) Fairfax County line, west to Broad Run. 100 feet.
- (b) Broad Run west to east corporate limit of Leesburg. 300 feet.
- (c) Route 7 Bypass from the west corporate limit of Leesburg west to Clarke County. 200 feet.
- (d) Route 9 bridge over Route 7 west to Clarke County on business Route 7. 100 feet.

(2) Dulles Toll Road Extension. 150 Feet.

(3) Route 50.

- ~~(a) — Fairfax County line, west to Rt. 659. 100 ft.~~
- ~~(b) — Rt. 659 west to Fauquier County line. 200 ft.~~

(4) Route 15. 200 Feet

1 (5) **Route 28.** 200 Feet.

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3 (6) **Route 9.** 100 Feet.

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5 (7) **Route 287.** 100 Feet.

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7 (8) **Route 606.** 100 Feet.

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9 (9) **Modified Building Setback for Shallow Lots.**

10 The building setback from a road in this
11 Subsection 5-900(A) is reduced on shallow lots to
12 allow a building area of up to 85 feet in depth,
13 measured forward from any rear buffer or setback,
14 whichever is more restrictive. In no case shall the
15 modified building setback from the road be less
16 than the yard or setback required by the
17 underlying zoning district. This provision applies
18 to lots as they existed on June 16, 1993, and no lot
19 may be altered or reconfigured to increase the
20 degree of its shallowness. All lots created since
21 June 16, 1993 must comply with the unmodified
22 Building Setbacks from Roads.
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24 (B) **Building Setback From W&OD Trail.** 25 Feet.

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26 (C) **Parking Lot Setbacks From Roads.** 100 feet, landscaped
27 in accordance with the requirements of Section 5-
28 1414(B)(3). Where a lot qualifies for the Modified
29 Building Setback for Shallow Lots in Section 5-900(A), this
30 parking setback shall be reduced to coincide with that
31 modified building setback.
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